

176.A

0010

0004.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

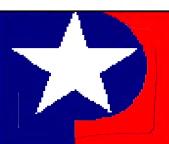
516,700 / 516,700

USE VALUE:

516,700 / 516,700

ASSESSED:

516,700 / 516,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		WILLIAMS ST, ARLINGTON

OWNERSHIP

Owner 1:	VOLKOV TATYANA	Unit #:	2
Owner 2:			
Owner 3:			
Street 1:	74 WILLIAMS ST UNIT 2		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: OKUGAWA HIROSHI/NAOMI -

Owner 2: -

Street 1: 74 WILLIAMS ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1951, having primarily Vinyl Exterior and 1305 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7456																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			User Acct
102		0.000	516,700				516,700				210018
											GIS Ref
											GIS Ref
											Insp Date
											09/26/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	516,700	0	.	.	516,700		Year end	12/23/2021
2021	102	FV	501,300	0	.	.	501,300		Year End Roll	12/10/2020
2020	102	FV	493,600	0	.	.	493,600	493,600	Year End Roll	12/18/2019
2019	102	FV	481,000	0	.	.	481,000	481,000	Year End Roll	1/3/2019
2018	102	FV	424,300	0	.	.	424,300	424,300	Year End Roll	12/20/2017
2017	102	FV	385,900	0	.	.	385,900	385,900	Year End Roll	1/3/2017
2016	102	FV	385,900	0	.	.	385,900	385,900	Year End	1/4/2016
2015	102	FV	355,900	0	.	.	355,900	355,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OKUGAWA HIROSHI	62985-459		11/26/2013		365,000	No	No		
DU VERNAY-BIELA	51334-112		6/20/2008		335,500	No	No		
GROGAN DAVID B/	41485-257		11/24/2003		321,000	No	No		
HAMILTON PAUL	36074-326		8/7/2002		302,500	No	No		
HAMILTON, PAUL,	29659-29		8/6/1999	Family	100	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/15/2013	1692	Manual	3,775	C					9/26/2018	Measured	DGM	D Mann
9/28/2004	930	Re-Roof	7,341						2/4/2014	Info Fm Prmt	EMK	Ellen K

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH			Undisplayed Areas: SFL: 1305								
Type: 99 - Condo Conv			Full Bath: 1	Rating: Average		CONVERTED TO CONDO 1/13/99;														
Sty Ht: 2 - 2 Story			A Bath:	Rating:																
(Liv) Units: 1	Total: 1		3/4 Bath:	Rating:																
Foundation: 1 - Concrete			A 3QBth:	Rating:																
Frame: 1 - Wood			1/2 Bath:	Rating:																
Prime Wall: 4 - Vinyl			A HBth:	Rating:																
Sec Wall: 7 - Brick	25 %		OthrFix:	Rating:																
Roof Struct: 1 - Gable			RESIDENTIAL GRID																	
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Average		1st Res Grid	Desc: Line 1	# Units 1	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Color:			A Kits:	Rating:																
View / Desir: N - NONE			Frpl:	Rating:																
GENERAL INFORMATION			WSFlue:	Rating:																
Grade: C - Average			CONDO INFORMATION																	
Year Blt: 1951	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:	Total Units:																	
Jurisdict:		Fact: .	Floor:																	
Const Mod:			% Own: 50.000000000																	
Lump Sum Adj:			Name:																	
INTERIOR INFORMATION			DEPRECIATION						REMODELING			RES BREAKDOWN			8					
Avg Ht/FL: STD			Phys Cond: GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL										
Prim Int Wal 2	- Plaster		Functional:		%	Interior:	1	6	2											
Sec Int Wall:		%	Economic:		%	Additions:														
Partition: T - Typical			Special:		%	Kitchen:														
Prim Floors: 3 - Hardwood			Override:		%	Baths:														
Sec Floors:		%	Total:	18.6	%	Plumbing:														
Bsmnt Flr: 4 - Carpet			CALC SUMMARY						Electric:											
Subfloor:			Basic \$ / SQ: 305.00			Heating:														
Bsmnt Gar:			Size Adj.: 1.35000002			General:														
Electric: 3 - Typical			Const Adj.: 1.02262509																	
Insulation: 2 - Typical			Adj \$ / SQ: 421.066																	
Int vs Ext: S			Other Features: 55000																	
Heat Fuel: 2 - Gas			Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W			NBHD Inf: 1.04999995																	
# Heat Sys: 1			NBHD Mod:																	
% Heated: 100		% AC:	LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO		Adj Total: 634716																	
% Com Wal		% Sprinkled	Depreciation: 118057																	
			Deprecated Total: 516658																	
MOBILE HOME			WtAv\$/SQ:	AvRate:	Ind.Val															
SPEC FEATURES/YARD ITEMS			Juris. Factor:		Before Depr:	442.12														
Code	Description	A Y/S Qty	Unit Price	D/S Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
PARCEL ID 176.A-0010-0004.0											IMAGE AssessPro Patriot Properties, Inc									
More: N	Total Yard Items:	Total Special Features:	Total:																	